



Town of Reading

16 Lowell Street
Reading, MA 01867-2683
Phone: 781-942-9012
Fax: 781-942-9071
Email: jdeslios@ci.reading.ma.us

Community Planning and Development Commission

APPLICATION AND REQUIREMENTS

Site Plan Review Section 4.3.3 of the Reading Zoning By-Laws

Applicability: The following types of activities and uses require site plan review by the CPDC:

- Construction, exterior alteration or exterior expansion of, or change of use within an institutional, commercial, industrial, or multi-family structure with four or more dwelling units;
- Construction or expansion of a parking lot for an institutional, commercial, industrial, or multi-family structure or purpose.

Exemptions: Site plan review shall not be required for the following:

- The construction is solely for the maintenance or repair of the existing structure;
- The construction, expansion or alteration of a building or structure does not exceed five hundred (500) gross square feet, or such alteration involves only interior renovation of less than two thousand (2,000) gross square feet;
- The construction, expansion or alteration only involves the modification of internal electrical, plumbing or mechanical systems.

Procedures: Applicants for site plan approval shall submit fourteen (14) copies of the site plan to the CPDC for review, and within three (3) days thereafter request a determination from the Town Planner on completeness of application. The Town Planner shall make a determination of completeness within thirty (30) days of receipt of such application.

Property Address 306 MARY STREET Assessor Map 11 Lot 226

Name of Applicant TLAS LLC Brandon Simpson Manager

Address of Applicant 34 N. Shore Ave Danvers MA 01923

Email address FLhtp1340@hotmail.com

Phone/Fax numbers 978-223-0317

Name of Owner (if not applicant) _____

Address _____

Mail _____

Phone/fax _____

Name of Engineer JOHN Q SULLIVAN III, PE
Firm SULLIVAN ENGINEERING GROUP LLC
Address 22 MAIN VERNON ROAD BOXFORD MA 01921
Email JSULLIV53@COMCAST.NET
Phone/fax 978-352-7871

Name of Attorney _____
Firm _____
Address _____
Email _____
Phone/fax _____

Name of Architect _____
Firm W A Hurley & Assoc.
Address 88 NO. Main St. Andover Ma.
Email wahurleyassoc@gmail.com
Phone/fax 978 475 8203

Current Use of the property: FORMER GAS STATION
Proposed Use of the Property RESTAURANT
Brief Description of Project CONSTRUCTION OF A RESTAURANT
PARKING LOT, SITE UTILITIES, AND LANDSCAPING.

Estimated construction cost of the project \$ 400,000
Proposed Building Size (SF) 4,400 Lot size 18,699 # parking spaces provided 19

List other Permit Requirements (list date of application thereof):
Conservation Commission 3/13/14 - NOTICE OF INTENT

Zoning Relief _____

Public Works _____

Board of Selectmen _____

Board of Health Submitted

Historical Commission _____

State Permits: DEP 3/13/14 - WETLANDS

MHD 3/20/14 - CURB CUT + UTILITIES

Other _____

E filing ALREADY DONE

List of all easements, liens, mortgages, restrictions, or other encumbrances: _____

CERTIFICATIONS

The undersigned hereby certifies:

1. That fourteen (14) complete copies of this application and all attachments have each been enclosed in one envelope, have been delivered to the Community Services Department, and have been marked as follows:

One each to:

**Town Engineer
Municipal Light Department
Fire Department
Police Department**

**Building Inspector
Conservation Commission
Health Department**

Two each to:

Town Planner

One each to:

CPDC

In addition, one (1) full copy is to be delivered by the Applicant to the Board of Health, as a separate but related filing; the Applicant is then to deliver a receipt from the Board of Health to the Town Planner;

✓ 2. That he/she has delivered to the Town Planner a certified check for the required Application Fee in the amount of \$ 4000.00;

3. That he/she understands and hereby agrees that, in addition to the Application Fee identified in Paragraph 2 above, if the Community Planning and Development Commission, in the course of its review of this application, determines at its sole and absolute discretion that review of all or any part of this proposed project by (an) outside, independent consultant(s) of the Commission's sole choosing is necessary for proper evaluation of this project or its possible effects on any matter of public interest, that he/she shall immediately provide to the Department of Community Development of the Town of Reading (a) certified checks(s) payable to the consultant(s) in an amount equal to the estimated cost of the consultant services, and that he/she further understands and hereby agrees that the Town of Reading shall issue no Certificate of Occupancy for this project until any and all such consultant fees which have been duly imposed subject to Site Plan Review Rules and Regulations have been paid in full;

4. That he/she understands and hereby agrees that no Building Permit shall be issued by the Town of Reading until this Application is approved or approved with modifications and/or conditions, that no Certificate of Occupancy shall be issued until the project has been duly certified as completed in full accordance with approved plans, or has been bonded to the Town by the Applicant to guarantee such completion, and that the subject property shall not be occupied or used until said Certificate of Occupancy is issued, or such bonding provided;

5. That he/she understands and hereby agrees that pursuant to law, notification of this Application and required public hearing(s) must be placed in a local newspaper at the Applicant's expense.

✓ TLALUC Branden Simonson Manager
Applicant's signature Bill Simonson Date: _____

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This application is authorized for filing with the Town Clerk:
Town Planner, as Clerk to CPDC _____ Date: _____

PLANS SUBMISSION (14 copies plus digital format)

Preparation of Plans: Applicants are invited to submit a pre-application sketch of the proposed project to the CPDC and to schedule a comment period at a regular meeting of the CPDC. Site plans shall be submitted on 24-inch by 36-inch sheets, or larger if necessary for clarity. Plans shall be prepared by a registered professional engineer, registered land surveyor, architect or landscape architect, as appropriate. Dimensions and scales shall be adequate to determine that all requirements are met and to make a complete analysis and evaluation of the proposal.

Pre-application sketch (optional) ☒

Size/Scale of Drawings _____

Locus Plan (at 1"=400', or larger if necessary to show clarity, showing location of property to surrounding area) ☐

At 1"=40' scale or larger if necessary to show clarity, showing location of property to surrounding area: ☐

Existing Conditions Plan ☒

Grading ☒

Drainage ☒

Utilities ☒

Landscaping ☒

Impervious surfaces ☒

Structures ☒

Resource Areas ☒

Vegetation ☒

Ownership of direct abutters ☒

Proposed Site Layout Plan ☒

Lot boundary ☒

Structures ☒

Access drives, connections to street(s) ☒

Parking/Loading areas (include parking compliance calculation) ☒

Fencing (include detail) ☒

Walls (include detail) ☒ N/A

Walkways (include detail) ☒

Outdoor lighting (include specification) ☒

Trash receptacle ☒

Grading and Drainage Plan ☒

2' contour intervals, spot grades as necessary ☒

stormwater management locations ☒

resource area delineation ☒

floodplain area ☒ N/A

limit of work delineation ☒

erosion control ☒

Utility Plan ☒

Sewer ☒

Water ☒

Hydrants/fire alarm ☒

Electric ☒

Architectural Plans ☒

Floor plans ☒

Elevations ☒

Color rendering ☒

Landscape Plan ☒

Limit of Work delineation ☒

Existing vegetation proposed to saved and/or removed ☒

Plant List with key to plan ☒

Screening ☒

Parking lot ☒

Street trees ☒ N/A

Snow storage area ☒

Recreation area ☒ N/A

Open space area ☒

Resource area delineation ☒

Detention/Retention areas ☒ ADJACENT CROSSLAND

Narrative on phasing of construction, estimated commencement and completion of project

Build 4200 sq. ft. 2 story building, 1 Phase 3-4 months

Commencement May 2014 Est.
Completion Sept 2014 Est.

Site control/permission to pursue permits ☒

Drainage calculations/Compliance with DEP Stormwater Management Regulations ☒ RE DEVELOPER

Narrative on Project Impacts:

Municipal services

Sewer Tie in
Electric under ground
Water Tie in

John Doe

St. E. Anthony

7/11/19

12/2/19

Private Navy

1780-1840

10 AM - 9:30 P.M.

947-157

Mon 10:30 PM

SW (CLOSED)

1248905

Supply of housing, transport, water management

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